

*Wellness Ridge
Community Development District*

Agenda

May 22, 2024

AGENDA

Wellness Ridge

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 15, 2024

Board of Supervisors
Wellness Ridge Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Wellness Ridge Community Development District will be held **Wednesday, May 22, 2024 at 10:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 24, 2024 Meeting
4. Consideration of Resolution 2024-01 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of the Number of Registered Voters – 38
 - iv. Designation of **November 5, 2024** as the Landowners' Meeting Date
6. Other Business
7. Supervisor's Requests
8. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
John Prowell, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
WELLNESS RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wellness Ridge Community Development District was held Wednesday, **April 24, 2024**, at 10:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman <i>by telephone</i>
Brent Kewley	Assistant Secretary
Lane Register	Assistant Secretary
Christopher Forbes	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
John Prowell	District Engineer <i>by telephone</i>
Alan Scheerer	Field Manager
Robert Szozda	GMS
Lisa Krivan	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 27, 2024 Meeting

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the minutes of the March 27, 2024 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Ratification of Recorded Permanent Drainage Easement with Lake County, Florida

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor recordation of the permanent drainage easement with Lake County, Florida was ratified.

FIFTH ORDER OF BUSINESS

Discussion Items

A. Ownership Map

Mr. Flint: John emailed an initial draft of that map yesterday afternoon.

Mr. Morgan: This just shows Phase 1A.

Mr. Kewley: The map looks good; the expectation is the HOA’s maintenance company as they are maintaining yards need to spray the rock area between the retaining walls.

Mr. Forbes: I would like the engineer to build on this map to include the entities responsible for maintenance, such as the streets being the City of Claremont, lift station is City of Claremont.

Mr. Prowell: We understand, it is probably not the CDD’s responsibility but is something you and I can work on with Lennar. We can identify the tracts the CDD owns per plat.

Mr. Flint: We don’t want to go solely on ownership because there may be areas in city or county right of way that we are maintaining the landscaping. Ultimately there is supposed to be an MSTU that is supposed to maintain a lot of that but in the interim I think we are going to have some maintenance responsibility.

Mr. Morgan: Does Lennar have to enter into a separate agreement with the engineer to develop the full map?

Mr. Prowell: Yes, I don’t think the CDD should be responsible for paying me to do that. We can do that under one of our existing contracts with Lennar.

B. Irrigation Well System

Mr. Morgan: The question came up, are the houses metered for well water?

Mr. Register: Not currently. They are currently metered, and homeowners are paying the City. We need to go through that with City staff.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Annual Reminder of Florida Laws for Public Officials

Mr. Lazarovich: Included in the agenda is our firm’s annual ethics reminder, that goes over voting conflicts, quorum, Sunshine Law, public records.

B. Engineer

- i. Discussion of Pending Plat Conveyances**
- ii. Status of Permit Transfers**

Mr. Register: The plat for 1B is recorded and we are close on the conveyance documents. Phase 2 plat is in review and should be recorded mid-June.

C. District Manager’s Report

- i. Approval of Check Register**

Mr. Flint presented the March 2024 check register in the amount of \$5,383.22.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the check register was approved.

- ii. Balance Sheet and Income Statement**

A copy of the financials was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the meeting adjourned at 10:52 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Wellness Ridge Community Development District (“**District**”) prior to June 15, 2024, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 28, 2024

HOUR: 10:30 A.M.

LOCATION: Cooper Memorial Library
2525 Oakley Seaver Drive
Clermont, FL 34711

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lake County and City of Clermont at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22ND DAY OF MAY, 2024.

ATTEST:

**WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Wellness Ridge
Community Development District

Proposed Budget
FY2025



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Wellness Ridge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 462,002	\$ 410,321	\$ 51,682	\$ 462,002	\$ 462,002
Developer Contributions	\$ 279,346	\$ 6,961	\$ -	\$ 6,961	\$ 1,117,274
Total Revenues	\$ 741,348	\$ 417,282	\$ 51,682	\$ 468,964	\$ 1,579,276
Expenditures					
Administrative					
Supervisor Fees	\$ 12,000	\$ 2,800	\$ 3,000	\$ 5,800	\$ 12,000
FICA Expenditures	\$ 918	\$ 214	\$ 230	\$ 444	\$ 918
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 12,134	\$ 12,866	\$ 25,000	\$ 25,000
Annual Audit	\$ 4,000	\$ 4,800	\$ -	\$ 4,800	\$ 4,800
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,250
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 1,750	\$ 1,750	\$ 3,500	\$ 3,675
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -	\$ 4,050
Management Fees	\$ 40,000	\$ 20,000	\$ 20,000	\$ 40,000	\$ 42,500
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,260
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ 300
Postage	\$ 1,000	\$ 97	\$ 150	\$ 247	\$ 1,000
Insurance	\$ 5,750	\$ 5,200	\$ -	\$ 5,200	\$ 5,720
Printing & Binding	\$ 1,000	\$ 6	\$ 60	\$ 66	\$ 1,000
Legal Advertising	\$ 10,000	\$ 133	\$ 900	\$ 1,033	\$ 10,000
Other Current Charges	\$ 4,250	\$ 1,158	\$ 3,000	\$ 4,158	\$ 4,250
Office Supplies	\$ 625	\$ 1	\$ 20	\$ 21	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 330	\$ 330	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 138,178	\$ 54,968	\$ 51,756	\$ 106,724	\$ 140,523
Operations & Maintenance					
<i>Contract Services</i>					
Field Management	\$ 15,000	\$ 1,250	\$ 7,500	\$ 8,750	\$ 15,750
Amenities Management	\$ 125,000	\$ -	\$ 62,500	\$ 62,500	\$ 125,000
Landscape Maintenance	\$ 193,440	\$ 5,400	\$ 5,400	\$ 10,800	\$ 560,040
Lake Maintenance	\$ 2,460	\$ -	\$ 1,230	\$ 1,230	\$ 2,460
Well Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 144,000
Pool Maintenance	\$ 20,820	\$ -	\$ 10,410	\$ 10,410	\$ 20,820
Pest Control	\$ 780	\$ -	\$ 390	\$ 390	\$ 780
Janitorial Services	\$ 30,000	\$ -	\$ 15,000	\$ 15,000	\$ 30,000
Contract Services Subtotal:	\$ 387,500	\$ 6,650	\$ 102,430	\$ 109,080	\$ 898,850

Wellness Ridge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<i>Repairs & Maintenance</i>					
Landscape Replacement	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
General Repairs & Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Alleyway & Sidewalk Maintenance	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 3,000
Signage	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
Walls - Repair/Cleaning	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
Fencing	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
Repairs & Maintenance Subtotal:	\$ 14,500	\$ -	\$ 7,250	\$ 7,250	\$ 14,500
<i>Utilities</i>					
Amenity Center - Electric	\$ 21,120	\$ -	\$ 10,560	\$ 10,560	\$ 21,120
Amenity Center - Water	\$ 9,240	\$ -	\$ 4,620	\$ 4,620	\$ 9,240
Electric	\$ 2,500	\$ 3,899	\$ 6,000	\$ 9,899	\$ 2,500
Water & Sewer	\$ 20,000	\$ 4,157	\$ 9,000	\$ 13,157	\$ 20,000
Streetlights	\$ 40,000	\$ 39,030	\$ 39,030	\$ 78,060	\$ 366,528
Utilities Subtotal:	\$ 92,860	\$ 47,086	\$ 69,210	\$ 116,296	\$ 419,388
<i>Amenities</i>					
Property Insurance	\$ 27,665	\$ -	\$ 13,833	\$ 13,833	\$ 27,665
Pool Attendants	\$ 12,500	\$ -	\$ 6,250	\$ 6,250	\$ 12,500
Facility Maintenance	\$ 25,000	\$ -	\$ 12,500	\$ 12,500	\$ 25,000
Pool Repairs & Maintenance	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Pool Permits	\$ 325	\$ -	\$ 163	\$ 163	\$ 325
Access Cards & Equipment Supplies	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 3,000
Fire Alarm & Security Monitoring	\$ 420	\$ -	\$ 210	\$ 210	\$ 420
Fire Alarm & Security Monitoring Repairs	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Fire Extinguisher Inspections	\$ 100	\$ -	\$ 50	\$ 50	\$ 100
Amenity Signage	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Repairs & Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Office Supplies	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Operating Supplies	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Special Events	\$ 9,000	\$ -	\$ 4,500	\$ 4,500	\$ 9,000
Termite Bond	\$ 300	\$ -	\$ 150	\$ 150	\$ 300
Amenities Subtotal:	\$ 103,310	\$ -	\$ 51,655	\$ 51,655	\$ 103,310
<i>Other</i>					
Contingency	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	2705
Other Subtotal:	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 2,705
Total Operations & Maintenance:	\$ 603,170	\$ 53,736	\$ 233,045	\$ 286,781	\$ 1,438,753
Total Expenditures	\$ 741,348	\$ 108,704	\$ 284,801	\$ 393,504	\$ 1,579,276
Excess Revenues/(Expenditures)	\$ -	\$ 308,578	\$ (233,119)	\$ 75,459	\$ -

Wellness Ridge
Community Development District
General Fund - O&M Assessments

Product	Assessable Units	ERU/ Unit	ERU's	Net Assessment	Gross Assessment	Net Per Unit	Gross Per Unit
Assessment Area One							
Townhome 22'	75	0.44	33.00	\$ 35,739	\$ 38,020	\$476.51	\$506.93
Townhome 25'	48	0.5	24.00	\$ 25,992	\$ 27,651	\$541.49	\$576.06
Single-Family 32'	90	0.64	57.60	\$ 62,380	\$ 66,362	\$693.11	\$737.35
Single-Family 40'	105	0.8	84.00	\$ 90,971	\$ 96,778	\$866.39	\$921.69
Single-Family 50'	204	1	204.00	\$ 220,929	\$ 235,031	\$1,082.99	\$1,152.11
Single-Family 60'	20	1.2	24.00	\$ 25,992	\$ 27,651	\$1,299.58	\$1,382.54
Total Assessment Area One	542		426.60	\$ 462,002	\$ 491,492		

Wellness Ridge Community Development District General Fund Narrative

Revenues:

Special Assessments

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer, Vanasse Hangen Brustlin, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine LLP. provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Wellness Ridge Community Development District General Fund Narrative

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2023 bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an the Series 2023 bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2023 bond.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology with Governmental Management Services-Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages with Florida Insurance Alliance.

Printing & Binding

Printing for board meetings, printing of computerized checks, stationary, envelopes, etc.

Wellness Ridge Community Development District General Fund Narrative

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year that do not fit into budgeted administrative line items.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Contract Services:

Field Management

The District will contract to provide onsite field management of contracts for the District Services such as landscape and lake maintenance. Services to include weekly onsite inspections, meetings with contractors and monitoring of utility accounts.

Amenities Management

The District will contract to provide routine repairs and maintenance on the District's common areas and amenities.

Landscape Maintenance

The District has contracted with Frank Polly Sod to maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, weeding, mulching, irrigation inspections and litter removal.

Lake Maintenance

The District will contract to maintain the lakes throughout the community that provide stormwater management.

Wellness Ridge Community Development District General Fund Narrative

Well Maintenance

Estimated cost for well inspection and maintenance. The cost also includes the chlorine injection system and the maintenance.

Pool Maintenance

The District will contract with respective companies for pool maintenance services.

Pest Control

The District will contract for pest control throughout the common areas of the community.

Janitorial Services

The District will contract to provide janitorial services and supplies for the Amenity Center.

Repairs & Maintenance:

Landscape Replacement

Estimated cost related to the replacement of turf, trees, shrubs, etc.

Irrigation Repairs

To record expenses for repairs to the irrigation system.

General Repairs & Maintenance

Represents estimated cost for repairs and maintenance of various facilities throughout the District.

Alleyway & Sidewalk Maintenance

Represents estimated cost for repairs and maintenance of various alleyways and sidewalks throughout the District.

Signage

Represents estimated cost for repairs and maintenance of various signs throughout the District.

Walls – Repair/Cleaning

Represents estimated cost for repairs and maintenance of various walls throughout the District.

Fencing

Represents estimated cost for repairs and maintenance of various fences throughout the District.

Utilities:

Amenity Center - Electric

This represents the estimated cost for electric utilities of the Amenity Center.

Wellness Ridge Community Development District General Fund Narrative

Amenity Center - Water

This represents the estimated cost for water utilities of the Amenity Center.

Electric

Represents the estimated cost for electric utilities of the common areas within the District.

Water & Sewer

Represents the estimated cost for water & sewer utilities of the common areas within the District.

Streetlights

Represents the estimated cost for streetlights within the District.

Amenities:

Property Insurance

Represents the estimated cost for property insurance of the Amenity Center to be conveyed to the District.

Pool Attendants

Represents the estimated cost to have pool attendants during certain times throughout the operating season for the pool.

Facility Maintenance

The District will contract to provide routine repairs and maintenance on the District's amenities.

Pool Repairs & Maintenance

Estimated miscellaneous pool maintenance and repairs.

Pool Permit

Estimated cost for required pool permit.

Access Cards & Equipment Supplies

Represents the estimated cost for providing and maintaining access card system and equipment.

Fire Alarm & Security Monitoring

Represents the estimated cost for maintaining a fire alarm and security monitoring system.

Fire Alarm & Security Monitoring Repairs

Represents the estimated cost for repairing a fire alarm and security monitoring system.

Wellness Ridge Community Development District General Fund Narrative

Amenity Signage

Represents estimated cost for signage for the amenities.

Amenity Repairs & Maintenance

Represents estimated cost for repairs and maintenance of various amenity facilities throughout the District.

Office Supplies

Estimated cost of office supplies purchased for operating and maintaining the clubhouse.

Operating Supplies

Estimated cost of operating supplies purchased for operating and maintaining the clubhouse.

Special Events

The Leisure Activities Coordinator will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

Termite Bond

The District will contract for termite bonding services for the amenity facilities.

Other:

Contingency

Expenditures that the District incurs that do not apply to already budgeted operating and maintenance items.

Wellness Ridge
Community Development District
Proposed Budget
Debt Service Fund Series 2023

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 522,463	\$ 464,020	\$ 58,443	\$ 522,463	\$ 522,463
Interest	\$ -	\$ 13,079	\$ 6,539	\$ 19,618	\$ 9,809
Carry Forward Surplus	\$ 204,966	\$ 202,593	\$ -	\$ 202,593	\$ 214,063
Total Revenues	\$ 727,428	\$ 679,691	\$ 64,982	\$ 744,674	\$ 746,335
Expenditures					
Interest - 12/15	\$ 202,153	\$ 202,153	\$ -	\$ 202,153	\$ 199,603
Principal - 06/15	\$ 120,000	\$ -	\$ 120,000	\$ 120,000	\$ 125,000
Interest - 06/15	\$ 202,153	\$ -	\$ 202,153	\$ 202,153	\$ 199,603
Total Expenditures	\$ 524,306	\$ 202,153	\$ 322,153	\$ 524,306	\$ 524,206
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ -	\$ (6,304)	\$ -	\$ (6,304)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (6,304)	\$ -	\$ (6,304)	\$ -
Excess Revenues/(Expenditures)	\$ 203,122	\$ 471,234	\$ (257,171)	\$ 214,063	\$ 222,129

Interest 12/15/25 \$ 196,947

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhome 22'	75	\$ 40,416	\$ 539	\$ 573
Townhome 25'	48	\$ 29,393	\$ 612	\$ 651
Single Family 32'	90	\$ 70,543	\$ 784	\$ 834
Single Family 40'	105	\$ 102,876	\$ 980	\$ 1,042
Single Family 50'	204	\$ 249,841	\$ 1,225	\$ 1,303
Single Family 60'	20	\$ 29,393	\$ 1,470	\$ 1,563
	542	\$ 522,463		

Wellness Ridge
Community Development District
Series 2023 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/24	\$ 7,735,000.00	\$ -	\$ 199,603.13	\$ 521,756.25
06/15/25	\$ 7,735,000.00	\$ 125,000.00	\$ 199,603.13	\$ -
12/15/25	\$ 7,610,000.00	\$ -	\$ 196,946.88	\$ 521,550.00
06/15/26	\$ 7,610,000.00	\$ 130,000.00	\$ 196,946.88	\$ -
12/15/26	\$ 7,480,000.00	\$ -	\$ 194,184.38	\$ 521,131.25
06/15/27	\$ 7,480,000.00	\$ 135,000.00	\$ 194,184.38	\$ -
12/15/27	\$ 7,345,000.00	\$ -	\$ 191,315.63	\$ 520,500.00
06/15/28	\$ 7,345,000.00	\$ 140,000.00	\$ 191,315.63	\$ -
12/15/28	\$ 7,205,000.00	\$ -	\$ 188,340.63	\$ 519,656.25
06/15/29	\$ 7,205,000.00	\$ 145,000.00	\$ 188,340.63	\$ -
12/15/29	\$ 7,060,000.00	\$ -	\$ 185,259.38	\$ 518,600.00
06/15/30	\$ 7,060,000.00	\$ 155,000.00	\$ 185,259.38	\$ -
12/15/30	\$ 6,905,000.00	\$ -	\$ 181,965.63	\$ 522,225.00
06/15/31	\$ 6,905,000.00	\$ 160,000.00	\$ 181,965.63	\$ -
12/15/31	\$ 6,745,000.00	\$ -	\$ 177,865.63	\$ 519,831.25
06/15/32	\$ 6,745,000.00	\$ 170,000.00	\$ 177,865.63	\$ -
12/15/32	\$ 6,575,000.00	\$ -	\$ 173,509.38	\$ 521,375.00
06/15/33	\$ 6,575,000.00	\$ 180,000.00	\$ 173,509.38	\$ -
12/15/33	\$ 6,395,000.00	\$ -	\$ 168,896.88	\$ 522,406.25
06/15/34	\$ 6,395,000.00	\$ 185,000.00	\$ 168,896.88	\$ -
12/15/34	\$ 6,575,000.00	\$ -	\$ 164,156.25	\$ 518,053.13
06/15/35	\$ 6,395,000.00	\$ 195,000.00	\$ 164,156.25	\$ -
12/15/35	\$ 6,395,000.00	\$ -	\$ 159,159.38	\$ 518,315.63
06/15/36	\$ 6,210,000.00	\$ 205,000.00	\$ 159,159.38	\$ -
12/15/36	\$ 6,210,000.00	\$ -	\$ 153,906.25	\$ 518,065.63
06/15/37	\$ 6,015,000.00	\$ 220,000.00	\$ 153,906.25	\$ -
12/15/37	\$ 6,015,000.00	\$ -	\$ 148,268.75	\$ 522,175.00
06/15/38	\$ 5,810,000.00	\$ 230,000.00	\$ 148,268.75	\$ -
12/15/38	\$ 5,810,000.00	\$ -	\$ 142,375.00	\$ 520,643.75
06/15/39	\$ 5,590,000.00	\$ 240,000.00	\$ 142,375.00	\$ -
12/15/39	\$ 5,590,000.00	\$ -	\$ 136,225.00	\$ 518,600.00
06/15/40	\$ 5,360,000.00	\$ 255,000.00	\$ 136,225.00	\$ -
12/15/40	\$ 5,360,000.00	\$ -	\$ 129,690.63	\$ 520,915.63
06/15/41	\$ 5,120,000.00	\$ 270,000.00	\$ 129,690.63	\$ -
12/15/41	\$ 5,120,000.00	\$ -	\$ 122,771.88	\$ 522,462.50
06/15/42	\$ 4,020,000.00	\$ 280,000.00	\$ 122,771.88	\$ -
12/15/42	\$ 4,020,000.00	\$ -	\$ 115,596.88	\$ 518,368.75
06/15/43	\$ 4,020,000.00	\$ 295,000.00	\$ 115,596.88	\$ -
12/15/43	\$ 4,020,000.00	\$ -	\$ 108,037.50	\$ 518,634.38
06/15/44	\$ 4,020,000.00	\$ 310,000.00	\$ 108,037.50	\$ -
12/15/44	\$ 3,710,000.00	\$ -	\$ 99,706.25	\$ 517,743.75
06/15/45	\$ 3,710,000.00	\$ 330,000.00	\$ 99,706.25	\$ -
12/15/45	\$ 3,380,000.00	\$ -	\$ 90,837.50	\$ 520,543.75
06/15/46	\$ 3,380,000.00	\$ 350,000.00	\$ 90,837.50	\$ -
12/15/46	\$ 3,030,000.00	\$ -	\$ 81,431.25	\$ 522,268.75
06/15/47	\$ 3,030,000.00	\$ 365,000.00	\$ 81,431.25	\$ -
12/15/47	\$ 2,665,000.00	\$ -	\$ 71,621.88	\$ 518,053.13
06/15/48	\$ 2,665,000.00	\$ 385,000.00	\$ 71,621.88	\$ -
12/15/48	\$ 2,280,000.00	\$ -	\$ 61,275.00	\$ 517,896.88
06/15/49	\$ 2,280,000.00	\$ 410,000.00	\$ 61,275.00	\$ -
12/15/49	\$ 1,870,000.00	\$ -	\$ 50,256.25	\$ 521,531.25
06/15/50	\$ 1,870,000.00	\$ 430,000.00	\$ 50,256.25	\$ -
12/15/50	\$ 1,440,000.00	\$ -	\$ 38,700.00	\$ 518,956.25
06/15/51	\$ 1,440,000.00	\$ 455,000.00	\$ 38,700.00	\$ -
12/15/51	\$ 985,000.00	\$ -	\$ 26,471.88	\$ 520,171.88
06/15/52	\$ 985,000.00	\$ 480,000.00	\$ 26,471.88	\$ -
12/15/52	\$ 505,000.00	\$ -	\$ 13,571.88	\$ 520,043.75
06/15/53	\$ 505,000.00	\$ 505,000.00	\$ 13,571.88	\$ 518,571.88
		\$ 7,735,000.00	\$ 8,009,969.01	\$ 15,864,969.01

SECTION V

SECTION C

SECTION 1

Wellness Ridge Community Development District

Summary of Check Register

April 1, 2024 to April 30, 2024

Fund	Date	Check No.'s		Amount
General Fund				
	4/2/24	79-81	\$	12,555.00
	4/8/24	82	\$	900.00
	4/15/24	83	\$	5,183.19
	4/19/24	84	\$	58,688.38
	4/22/24	85	\$	2,381.00
	4/29/24	86-87	\$	4,074.00
		Total Amount	\$	83,781.57

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/02/24	00010	4/01/24	F0000000	202404	320-53800-43100		STREETLIGHTS APR24 DUKE ENERGY	*	6,505.00	6,505.00	000079
4/02/24	00014	2/05/24	25201	202402	310-51300-32200		AUDIT FYE 09/30/23	*	1,500.00		
		3/01/24	25372	202403	310-51300-32200		AUDIT FYE 09/30/23 GRAU & ASSOCIATES	*	3,300.00	4,800.00	000080
4/02/24	00001	3/01/24	27	202403	320-53800-34000		FIELD MANAGEMENT MAR24 GOVERNMENTAL MANAGEMENT SERVICES-CF	*	1,250.00	1,250.00	000081
4/08/24	00008	4/02/24	18156	202404	320-53800-46200		MOWING SERVICES APR24 FRANK POLLY SOD, INC	*	900.00	900.00	000082
4/15/24	00001	4/01/24	26	202404	310-51300-34000		MANAGEMENT FEES APR24	*	3,333.33		
		4/01/24	26	202404	310-51300-35200		WEBSITE ADMIN APR24	*	100.00		
		4/01/24	26	202404	310-51300-35100		INFORMATION TECH APR24	*	150.00		
		4/01/24	26	202404	310-51300-31300		DISSEMINATION SVCS APR24	*	291.67		
		4/01/24	26	202404	310-51300-51000		OFFICE SUPPLIES APR24	*	.03		
		4/01/24	26	202404	310-51300-42000		POSTAGE APR24	*	34.91		
		4/01/24	26	202404	310-51300-42500		COPIES APR24	*	23.25		
		4/01/24	28	202404	320-53800-34000		FIELD MANAGEMENT APR24 GOVERNMENTAL MANAGEMENT SERVICES-CF	*	1,250.00	5,183.19	000083
4/19/24	00009	4/17/24	04172024	202404	300-20700-10000		ASSESS TRANSFER S2023 WELLNESS RIDGE CDD C/O US BANK	*	58,688.38	58,688.38	000084
4/22/24	00005	4/15/24	124178	202403	310-51300-31500		GENERAL COUNSEL MAR24 LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	2,381.00	2,381.00	000085
4/29/24	00010	4/18/24	F0000000	202404	320-53800-43100		STREETLIGHT REPAIRS DUKE ENERGY	*	3,824.00	3,824.00	000086

WELL WELLNESS RIDGE AGUZMAN

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/29/24	00013	3/28/24 03282024	202403 310-51300-49000	COOP MEM LIB MEETNG SPACE	*	250.00	
							250.00 000087
TOTAL FOR BANK A						83,781.57	
TOTAL FOR REGISTER						83,781.57	

WELL WELLNESS RIDGE AGUZMAN

SECTION 2

Wellness Ridge
Community Development District

Unaudited Financial Reporting
April 30, 2024



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Wellness Ridge
Community Development District
Combined Balance Sheet
April 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 337,294	\$ -	\$ -	\$ 337,294
Investments:				
<i>Series 2023</i>				
Reserve	\$ -	\$ 261,231	\$ -	\$ 261,231
Revenue	\$ -	\$ 531,890	\$ -	\$ 531,890
Interest	\$ -	\$ 0	\$ -	\$ 0
Construction/Acquisition	\$ -	\$ -	\$ 5,425	\$ 5,425
Total Assets	\$ 337,294	\$ 793,122	\$ 5,425	\$ 1,135,840
Liabilities:				
Accounts Payable	\$ 740	\$ -	\$ -	\$ 740
Total Liabilities	\$ 740	\$ -	\$ -	\$ 740
Fund Balance:				
Restricted:				
Debt Service Series 2023	\$ -	\$ 793,122	\$ -	\$ 793,122
Capital Projects Series 2023	\$ -	\$ -	\$ 5,425	\$ 5,425
Unassigned	\$ 336,554	\$ -	\$ -	\$ 336,554
Total Fund Balances	\$ 336,554	\$ 793,122	\$ 5,425	\$ 1,135,100
Total Liabilities & Fund Balance	\$ 337,294	\$ 793,122	\$ 5,425	\$ 1,135,840

Wellness Ridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Assessments - On Roll	\$ 254,416	\$ 254,416	\$ 254,631	\$ 215
Assessments - Direct Bill	\$ 207,586	\$ 207,586	\$ 207,586	-
Developer Contributions	\$ 279,346	\$ 6,961	\$ 6,961	-
Total Revenues:	\$ 741,348	\$ 468,963	\$ 469,178	\$ 215
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 3,800	\$ 3,200
FICA Expenditures	\$ 918	\$ 536	\$ 291	\$ 245
Engineering	\$ 15,000	\$ 8,750	-	\$ 8,750
Attorney	\$ 25,000	\$ 14,583	\$ 12,134	\$ 2,450
Annual Audit	\$ 4,000	\$ 4,000	\$ 4,800	\$ (800)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	-
Arbitrage	\$ 450	-	-	-
Dissemination	\$ 5,000	\$ 2,917	\$ 2,042	\$ 875
Trustee Fees	\$ 4,050	-	-	-
Management Fees	\$ 40,000	\$ 23,333	\$ 23,333	-
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	-
Website Maintenance	\$ 1,200	\$ 700	\$ 700	-
Telephone	\$ 300	\$ 175	-	\$ 175
Postage & Delivery	\$ 1,000	\$ 583	\$ 132	\$ 451
Insurance	\$ 5,750	\$ 5,750	\$ 5,200	\$ 550
Printing & Binding	\$ 1,000	\$ 583	\$ 29	\$ 554
Legal Advertising	\$ 10,000	\$ 5,833	\$ 133	\$ 5,700
Other Current Charges	\$ 4,250	\$ 2,479	\$ 1,198	\$ 1,281
Office Supplies	\$ 625	\$ 365	\$ 1	\$ 364
Travel Per Diem	\$ 660	\$ 385	-	\$ 385
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	-
Total Administrative:	\$ 138,178	\$ 84,198	\$ 60,018	\$ 24,180
<u>Operations & Maintenance</u>				
<u>Contract Services</u>				
Field Management	\$ 15,000	\$ 8,750	\$ 2,500	\$ 6,250
Amenities Management	\$ 125,000	\$ 72,917	-	\$ 72,917
Landscape Maintenance	\$ 193,440	\$ 112,840	\$ 6,300	\$ 106,540
Lake Maintenance	\$ 2,460	\$ 1,435	-	\$ 1,435
Pool Maintenance	\$ 20,820	\$ 12,145	-	\$ 12,145
Pest Control	\$ 780	\$ 455	-	\$ 455
Janitorial Services	\$ 30,000	\$ 17,500	-	\$ 17,500
Contract Services Subtotal:	\$ 387,500	\$ 226,042	\$ 8,800	\$ 217,242

Wellness Ridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<i>Repairs & Maintenance</i>				
Landscape Replacement	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Irrigation Repairs	\$ 2,000	\$ 1,167	\$ -	\$ 1,167
General Repairs & Maintenance	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Alleyway & Sidewalk Maintenance	\$ 3,000	\$ 1,750	\$ -	\$ 1,750
Signage	\$ 1,500	\$ 875	\$ -	\$ 875
Walls - Repair/Cleaning	\$ 1,500	\$ 875	\$ -	\$ 875
Fencing	\$ 1,500	\$ 875	\$ -	\$ 875
<i>Repairs & Maintenance Subtotal:</i>	\$ 14,500	\$ 8,458	\$ -	\$ 8,458
<i>Utilities</i>				
Amenity Center - Electric	\$ 21,120	\$ 12,320	\$ -	\$ 12,320
Amenity Center - Water	\$ 9,240	\$ 5,390	\$ -	\$ 5,390
Electric	\$ 2,500	\$ 2,500	\$ 4,772	\$ (2,272)
Water & Sewer	\$ 20,000	\$ 11,667	\$ 4,174	\$ 7,493
Streetlights	\$ 40,000	\$ 40,000	\$ 49,946	\$ (9,946)
<i>Utilities Subtotal:</i>	\$ 92,860	\$ 71,877	\$ 58,892	\$ 12,985
<i>Amenities</i>				
Property Insurance	\$ 27,665	\$ -	\$ -	\$ -
Pool Attendants	\$ 12,500	\$ 7,292	\$ -	\$ 7,292
Facility Maintenance	\$ 25,000	\$ 14,583	\$ -	\$ 14,583
Pool Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Pool Permits	\$ 325	\$ 190	\$ -	\$ 190
Access Cards & Equipment Supplies	\$ 3,000	\$ 1,750	\$ -	\$ 1,750
Fire Alarm & Security Monitoring	\$ 420	\$ 245	\$ -	\$ 245
Fire Alarm & Security Monitoring Repairs	\$ 2,000	\$ 1,167	\$ -	\$ 1,167
Fire Extinguisher Inspections	\$ 100	\$ 58	\$ -	\$ 58
Amenity Signage	\$ 2,000	\$ 1,167	\$ -	\$ 1,167
Repairs & Maintenance	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Office Supplies	\$ 1,000	\$ 583	\$ -	\$ 583
Operating Supplies	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Special Events	\$ 9,000	\$ 5,250	\$ -	\$ 5,250
Termite Bond	\$ 300	\$ 175	\$ -	\$ 175
<i>Amenities Subtotal:</i>	\$ 103,310	\$ 44,126	\$ -	\$ 44,126
<i>Other</i>				
Contingency	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
<i>Other Subtotal:</i>	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Total Operations & Maintenance:	\$ 603,170	\$ 353,420	\$ 67,692	\$ 285,728
Total Expenditures:	\$ 741,348	\$ 437,617	\$ 127,710	\$ 309,908
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 341,469	
Fund Balance - Beginning	\$ -		\$ (4,915)	
Fund Balance - Ending	\$ -		\$ 336,554	

Wellness Ridge
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Assessments - On Roll	\$ 287,710	\$ 287,710	\$ 287,954	\$ 245
Assessments - Direct Bill	\$ 234,753	\$ 234,753	\$ 234,754	\$ 1
Interest	\$ -	\$ -	\$ 16,138	\$ 16,138
Total Revenues	\$ 522,463	\$ 522,463	\$ 538,846	\$ 16,383
Expenditures:				
Interest - 12/15	\$ 202,153	\$ 202,153	\$ 202,153	\$ -
Principal - 06/15	\$ 120,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 202,153	\$ -	\$ -	\$ -
Total Expenditures	\$ 524,306	\$ 202,153	\$ 202,153	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,844)		\$ 336,693	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (7,396)	\$ (7,396)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (7,396)	\$ (7,396)
Net Change in Fund Balance	\$ (1,844)		\$ 329,297	
Fund Balance - Beginning	\$ 204,966		\$ 463,824	
Fund Balance - Ending	\$ 203,122		\$ 793,122	

Wellness Ridge
Community Development District
Capital Projects Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 476	\$ 476
Total Revenues	\$ -	\$ -	\$ 476	\$ 476
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	-
Total Expenditures	\$ -	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 476	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 7,396	\$ 7,396
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 7,396	\$ 7,396
Net Change in Fund Balance	\$ -	\$ -	\$ 7,872	
Fund Balance - Beginning	\$ -	\$ -	\$ (2,447)	
Fund Balance - Ending	\$ -	\$ -	\$ 5,425	

Wellness Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ -	\$ 254,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,631
Assessments - Direct Bill	\$ 103,793	\$ -	\$ -	\$ 51,897	\$ -	\$ -	\$ 51,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 207,586
Developer Contributions	\$ 6,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,961
Total Revenues:	\$ 110,754	\$ -	\$ 254,631	\$ 51,897	\$ -	\$ -	\$ 51,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 469,178
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
FICA Expenditures	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 291
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,487	\$ 3,613	\$ 1,444	\$ 2,605	\$ 604	\$ 2,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,134
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 3,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,042
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,333
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 4	\$ 8	\$ 25	\$ 20	\$ 37	\$ 3	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Printing & Binding	\$ 2	\$ 3	\$ -	\$ -	\$ -	\$ 1	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29
Legal Advertising	\$ 133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133
Other Current Charges	\$ 54	\$ 55	\$ 672	\$ 46	\$ 41	\$ 290	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,198
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 17,868	\$ 7,553	\$ 6,016	\$ 6,546	\$ 6,057	\$ 10,927	\$ 5,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,018
Operations & Maintenance													
Contract Services													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Amenities Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,300
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Services Subtotal:	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 2,150	\$ 2,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,800

Wellness Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Repairs & Maintenance</i>													
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alleyway & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Repairs & Maintenance Subtotal:</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Utilities</i>													
Amenity Center - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Center - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 406	\$ 50	\$ 953	\$ 752	\$ 880	\$ 857	\$ 872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,772
Water & Sewer	\$ 14	\$ 949	\$ 1,944	\$ 18	\$ 1,214	\$ 18	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,174
Streetlights	\$ 6,505	\$ 6,505	\$ 6,505	\$ 6,505	\$ 6,505	\$ 6,505	\$ 10,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,946
<i>Utilities Subtotal:</i>	\$ 6,925	\$ 7,504	\$ 9,403	\$ 7,275	\$ 8,600	\$ 7,380	\$ 11,806	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,892
<i>Amenities</i>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facility Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm & Security Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm & Security Monitoring Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Extinguisher Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Amenities Subtotal:</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Other</i>													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Other Subtotal:</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 7,825	\$ 8,404	\$ 10,303	\$ 8,175	\$ 9,500	\$ 9,530	\$ 13,956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,692
Total Expenditures:	\$ 25,694	\$ 15,957	\$ 16,319	\$ 14,721	\$ 15,557	\$ 20,456	\$ 19,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,710
Excess Revenues (Expenditures)	\$ 85,061	\$ (15,957)	\$ 238,312	\$ 37,176	\$ (15,557)	\$ (20,456)	\$ 32,891	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 341,469

Wellness Ridge

Community Development District

Long Term Debt Report

SERIES 2023, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.250%, 5.125%, 5.375%	
MATURITY DATE:	6/15/2053	
OPTIONAL REDEMPTION DATE:	6/15/2033	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$261,231	
RESERVE FUND BALANCE	\$261,231	
BONDS OUTSTANDING - 04/20/23		\$7,855,000
CURRENT BONDS OUTSTANDING		\$7,855,000

Wellness Ridge
Community Development District
Special Assessment Receipt Schedule
Fiscal Year 2024

Gross Assessments \$ 270,654.19 \$ 306,074.41 \$ 576,728.60
 Net Assessments \$ 254,414.94 \$ 287,709.95 \$ 542,124.88

ON ROLL ASSESSMENTS

46.93% 53.07% 100.00%

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2023 Debt Service	Total
12/11/23	ACH	DEBT	\$306,074.41	(\$6,121.55)	(\$11,998.39)	\$0.00	\$287,954.47	\$0.00	\$287,954.47	\$287,954.47
12/11/23	ACH	MAINT	\$270,654.19	(\$5,413.08)	(\$10,610.32)	\$0.00	\$254,630.79	\$254,630.79	\$0.00	\$254,630.79
TOTAL			\$ 576,728.60	\$ (11,534.63)	\$ (22,608.71)	\$ -	\$ 542,585.26	\$ 254,630.79	\$ 287,954.47	\$ 542,585.26

100%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Lennar Homes LLC 2024-01						
			Net Assessments	\$442,339.93	\$207,586.43	\$234,753.50
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2023 Debt Service
10/23/23	11/1/23	2114437	\$221,169.97	\$221,169.97	\$103,793.22	\$117,376.75
1/16/24	2/1/24	2164499	\$110,584.98	\$110,584.98	\$51,896.60	\$58,688.38
4/17/24	5/1/24	2216333	\$110,584.98	\$110,584.98	\$51,896.60	\$58,688.38
			\$442,339.93	\$442,339.93	\$207,586.42	\$234,753.51

SECTION 3



1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.gov

April 22, 2024

Stacie Vanderbilt, Recording Secretary
219 E. Livingston St.
Orlando FL 32801

Re: District Counts

The number of registered voters within the Wellness Ridge Community Development District as of April 15, 2024 is 38.

If we may be of further assistance, please contact this office.

Sincerely,

D. Alan Hays
Lake County Supervisor of Elections

RECEIVED

APR 24 2024

GMS-CF, LLC

OUR COMMITMENT

- ✓ Voter Confidence
- ✓ Excellent Service
- ✓ Accurate & Efficient Elections
- ✓ Responsible Financial Stewardship

SECTION 4

LANDOWNER PROXY
LANDOWNERS' MEETING – NOVEMBER 5, 2024

WELLNESS RIDGE
COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Wellness Ridge Community Development District** to be held at **the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida** on **November 5, 2024 at 10:30 AM**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner

Date _____

Signature of Landowner

Parcel Description

Acreage

Authorized Votes*

(must be street address, tax parcel ID number,
or legal description attached)

Total Number of Authorized Votes:

*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.

INSTRUCTIONS

At the Board meeting, when the landowner's election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners meeting, landowners shall organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment